

**The Pima County Board of Supervisors adopted Pima Prospers on May 19, 2015. This document is intended to provide an easily accessible overview and navigation aide to those sections within Pima Prospers that relate to the Maeveen Marie Behan Conservation Lands System.**

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## **Background: Excerpts from Chapter 3 - Use of Land Distribution, Analysis, & Current Conditions**

### **3.4 Environmental – Maeveen Marie Behan Conservation Lands System**

The Maeveen Marie Behan Conservation Lands System (CLS) was adopted as part of the Environmental Element of the Pima County Comprehensive Plan 2001 Update in December 2001 and was updated June 21, 2005. In 2009, it was renamed as the Maeveen Marie Behan Conservation Lands System to commemorate Dr. Behan’s extra-ordinary contribution in bringing the CLS to fruition.

The CLS identifies and maps those areas where priority biological resources occur within Pima County. It also establishes policy guidelines for the conservation of these resources; guidelines are to be applied to certain types of land use changes that require approval by the Board of Supervisors. Other elements include definitions of seven priority biological resource categories, conservation guidelines, implementation strategies, and a map.

The Board has applied the CLS to well over 80 requests for land use changes since 2002. The Board and County Administrator’s Office also negotiate with mining corporations and others not regulated by the County but doing business here to mitigate voluntarily for their project-related impacts to lands and resources within the CLS. A tribute to the soundness of the CLS is that the policy has been in place for 13 years with only one update to allow for the incorporation of new scientific information. The CLS was constructed according to the most current tenets of conservation biology and biological reserve design. The CLS:

- perpetuates the comprehensive conservation of vulnerable species;
- retains those areas that contain large populations of focal vulnerable species;
- provides for the adjacency and proximity of habitat blocks;
- preserves the contiguity of habitat at the landscape level; and
- retains the connectivity of reserves with functional corridors.

The collective application of these individual tenets produces a CLS that retains the diverse representation of physical and environmental conditions, preserves an intact functional ecosystem, minimizes the expansion of exotic or invasive species, maximizes the extent of roadless areas, and minimizes fragmentation. Implementation of the CLS not only conserves those biological resources that exist today but, because of its landscape focus, preserves the future ebb and flow of resources essential

to a healthy functioning ecosystem. The seven CLS conservation land categories reflect relative values of biodiversity for various lands across the landscape.

Adherence to Conservation Lands System Guidelines will accomplish the following:

- Protect against the loss of conservation values and landscape integrity through in-place preservation and restoration or enhancement of degraded or otherwise compromised natural resources.
- Create development that retains conservation values at both the micro and macro landscape scale by minimizing impacts to site-specific sensitive conservation values, maximizing landscape continuity, facilitating the movement of native fauna and pollination of native flora across and through the landscape, promoting the long-term diversity of native flora and fauna, and preserving the viability of the CLS.

Based on the science of the SDCP with participation and oversight by the SDCP Science Technical Advisory Team (STAT), seven CLS conservation land categories (CLS categories) were created, defined, and mapped. Each category has an associated conservation guideline policy (conservation guidelines can be found in Chapter 3 – Land Use Policies; *{See Plan Policy Chapter 3 excerpts herein}*). The seven categories are: (See Glossary for definitions *{or Glossary Excerpts herein}*).

**Important Riparian Areas** are critical elements of the Sonoran Desert where biological diversity is at its highest. These areas are valued for their higher water availability, vegetation density, and biological productivity. They are also the backbone to preserving landscape connectivity.

**Biological Core Management Areas** have high biological values. They support large populations of vulnerable species, connect large blocks of contiguous habitat and biological reserves, and support high value potential habitat for five or more priority vulnerable species.

**Special Species Management Areas** are crucial to the conservation of three species of special concern to Pima County: the cactus ferruginous pygmy-owl, Mexican spotted owl, and southwest willow flycatcher.

**Multiple Use Management Areas** support significant biological values, but these values do not attain the level associated with Biological Core Management Areas. They support populations of vulnerable species, connect large blocks of contiguous habitat and biological reserves, and support high value potential habitat for three or more priority vulnerable species.

**Scientific Research Areas** are lands within the Tucson Basin that are managed for scientific research: the Santa Rita Experimental Range and the University of Arizona's Desert Laboratory at Tumamoc Hill.

**Agricultural In-Holdings within the CLS** are areas where active, or abandoned, agriculture lands exist within the Conservation Lands System.

**Critical Landscape Connections** are six broadly-defined areas where biological connectivity is significantly compromised, but where opportunity to preserve or otherwise improve the movement of wildlife between major conservation areas and/or mountain ranges still persists. Roads, other infrastructure services, and residential and commercial land uses within these areas, depending on configuration, can result in habitat loss and fragmentation that inhibits the movement of native fauna and interrupt the pollination processes of native flora. These six areas generally focus attention on maintaining connectivity with the Santa Cruz River in northwest Tucson and southern Pima County, between the Catalina and Tortolita Mountains, between the Tohono O’odham Nation and Tucson Mountains, along the Cienega Creek corridor, and through Avra Valley.

As the CLS created a new paradigm for development of privately-owned property in unincorporated Pima County, a great deal of initial effort was devoted to developing and implementing procedures and requirements that promote implementation of the CLS. Significant accomplishments include:

- Modification of Site Analysis inventory requirements for rezoning applications to better identify the presence of conservation values and identify areas most suitable for development;
- Modification of comprehensive plan amendment submittal requirements to include information on conservation values;
- Modification of Biological Impact Report requirements for rezoning and conditional use permit applications to standardize information necessary to assess potential impacts to conservation resources and the integrity of the CLS;
- Standardized the review process for comprehensive plan amendment and rezoning applications to determine the application’s conformance with CLS, consistency with existing or logical expansion of infrastructure, and long-term conservation of highly valued natural resources; and
- Promulgated a new zoning ordinance to allow for the transfer of development rights.

## **Pima Prospers: Excerpts from Chapter 3 – Use of Land**

### **3.4 – Environmental Element**

The Environmental Planning Element calls for analysis, policies and strategies to address anticipated effects of implementation of plan elements on natural resources. Policies and strategies under this plan element are designed to have countywide applicability. Conservation actions are to be encouraged, and protection of biological resources is considered an essential component of land-use planning. The Maeveen Marie Behan Conservation Lands System (CLS) is designed to protect biodiversity and provide land use guidelines consistent with the conservation goal of the Sonoran Desert Conservation Plan (SDCP). The CLS identifies areas important to the conservation of our natural resources heritage and

embodies the biological goal of the SDCP which is to “ensure the long-term survival of the full spectrum of plants and animals that are indigenous to Pima County through maintaining or improving the habitat conditions and ecosystem functions necessary for their survival.”

### **Goal 1: Conserve and protect natural resources**

*Policy 1:* CLS category designations and CLS conservation guidelines apply to land uses and activities undertaken by or under the jurisdiction of Pima County or Pima County Regional Flood Control District (Flood Control District) as follows:

- a. Pima County and the Flood Control District will seek consistency with the CLS through federal and state land-use decision plans and processes;
- b. Application of CLS designations or guidelines shall not alter, modify, decrease or limit existing and legal land uses, zoning, permitted activities, or management of lands;
- c. When applied to development of land subject to county or Flood Control District authority, CLS designations and guidelines will be applied to:
  1. New rezoning and specific plan requests;
  2. Time extension requests for rezoning cases;
  3. Requests for substantial change modifications or waivers of rezoning or specific plan conditions, including substantial changes;
  4. Requests for Comprehensive Plan amendments;
  5. Type II and Type III conditional use permit requests; and
  6. Requests for waivers of subdivision platting requirement of a zoning plan.
- d. Implementation of these policies shall achieve the level of conservation necessary to protect a site’s conservation values, preserve landscape integrity, and provide for the movement of native fauna and pollination of native flora across and through the landscape; and
- e. Projects subject to these designations and guidelines will be evaluated against the Conservation Guidelines for the CLS categories provided in conservation guideline policies, where applicable, to determine their appropriateness.

### **Conservation Guidelines**

*Policy 2:* The Conservation Guidelines for the associated CLS designation apply to the total acreage of the site that lies within the boundaries of that designation:

- a. If a CLS designation applies to a portion of a site, Conservation Guidelines for that designation will apply only to that portion of the site affected by that category;

- b. For purposes of this policy, site is defined as a single lot or combination of contiguous lots; and
- c. Where more than one CLS categories overlap, the more protective Conservation Guideline will apply to the affected portion.

*Policy 3:* The following Conservation Guidelines apply to Important Riparian Areas (IRA):

- a. Across the entirety of the CLS landscape, at least 95 percent of the total acreage of lands within this designation shall be conserved in a natural or undisturbed condition;
- b. Every effort should be made to protect, restore and enhance the structure and functions of IRA, including their hydrological, geomorphological and biological functions;
- c. Areas within an IRA that have been previously degraded or otherwise compromised may be restored and/or enhanced; and
- d. Such restored and/or enhanced areas may contribute to achieving the 95 percent conservation guideline for IRA;
- e. Restoration and/or enhancement of degraded IRA may become a condition or requirement of approval of a comprehensive plan amendment and/or rezoning; and
- f. On-site mitigation is preferable, however mitigation may be provided on-site, off-site, or in combination.

*Policy 4:* The following CLS Conservation Guidelines apply to Biological Core Management Areas:

- a. Across the entirety of the CLS landscape, at least 80 percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space;
- b. Land use and management focus on the preservation, restoration, and enhancement of native biological communities including but not limited to preserving the movement of native fauna and flora across and through the landscape and promoting landscape integrity; and
- c. Projects subject to this policy and within this designation will yield four conserved acres (mitigation) for each acre to be developed:
  - 1. Mitigation acres may be provided on-site, off-site, or in combination;
  - 2. The preference is for the mitigation acres to be within Biological Core Management Area or Habitat Protection Priority Areas;
  - 3. For purposes of this policy, Habitat Protection Priority Areas are those areas referenced and mapped as part of the 2004 Conservation Bond Program or subsequent conservation bond programs;

4. The 4:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Biological Core Management Areas;
5. Development shall be configured in the least sensitive portion(s) of the property;
6. On-site mitigation area(s) of undisturbed natural open space will be configured to maximize conservation values and preserve the movement of native fauna and pollination of native flora across and through the landscape; and
7. A Transfer of Development Rights (TDR) may be used in order to secure mitigation lands.

*Policy 5:* The following Conservation Guidelines apply to Scientific Research Areas:

- a. Scientific Research Areas should continue to be managed for the purpose of scientific research on the environment and natural resources;
- b. Scientific research activities should minimize any long-lasting impacts that may affect adjacent or nearby CLS lands; and
- c. Any land-use changes subject to Pima County jurisdiction should achieve the conservation goals of the underlying CLS category.

*Policy 6:* The following Conservation Guidelines apply to Multiple Use Management Areas:

- a. Across the entirety of the CLS landscape at least 66 ⅔ percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space;
- b. Land use and management goals within these areas focus on balancing land uses with conservation, restoration, and enhancement of native biological communities and must:
  1. Facilitate the movement of native fauna and pollination of native flora across and through the landscape;
  2. Maximize retention of on-site conservation values; and
  3. Promote landscape integrity.
- c. Projects subject to this policy within this designation will yield two conserved (mitigation) acres for each acre developed:
  1. Mitigation acres may be provided on-site, off-site, or in combination;
  2. The preference is for mitigation acres to be within Multiple Use Management Areas, any more protective category of the CLS, or Habitat Protection Priority Areas;

3. For purposes of this policy, Habitat Protection Priority Areas are those areas referenced and mapped as part of the 2004 Conservation Bond Program or any subsequent conservation bond program;
4. The 2:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Multiple Use Management Areas;
5. Development shall be configured in the least sensitive portion(s) of the property;
6. On-site mitigation area(s) of undisturbed natural open space will maximize conservation values and facilitate the movement of native fauna and pollination of native flora across and through the landscape;
7. Additional conservation exceeding 66⅔ percent will be encouraged through the use of development-related incentives and may utilize undisturbed natural open space on individual lots; and
8. A Transfer of Development Rights (TDR) may be used in order to secure lands utilized for mitigation, restoration, and/or enhancement purposes.

*Policy 7:* The following Conservation Guidelines apply to Agriculture In-Holdings within the Conservation Lands Systems:

- a. Intensifying land uses of these areas will emphasize the use of native flora, facilitate the movement of native fauna and pollination of native flora across and through the landscape, and conserve on-site conservation values when they are present; and
- b. Development within these areas will be configured in a manner that does not compromise the conservation values of adjacent and nearby CLS lands.

*Policy 8:* The following Conservation Guidelines apply to Special Species Management Areas:

- a. Across the entirety of the CLS landscape, at least 80 percent of the total acreage of lands within this designation shall be conserved as undisturbed natural open space and will provide for the conservation, restoration, or enhancement of habitat for the affected Special Species;
- b. Projects subject to this policy and within this designation will yield 4 conserved (mitigation) acres for each acre to be developed:
  1. Mitigation acres may be provided on-site, off-site, or in combination;
  2. The preference is for the mitigation acres to be within a designated Special Species Management Area;

3. The 4:1 mitigation ratio will be calculated according to the extent of impacts to the total surface area of that portion of any parcel designated as Special Species Management Area;
  4. Development shall be configured in the least sensitive portion(s) of the property;
  5. On-site area(s) of undisturbed natural open space will be configured to facilitate the movement of the relevant Special Species through the landscape and will include conservation values essential to survival of the relevant Special Species; and
  6. A TDR may be used in order to secure mitigation lands.
- c. Special Species and associated Conservation Guidelines may be added or deleted in the future based on the best available regional scientific information as developed by the Science Technical Advisory Team and added to or deleted from the Special Species Management Areas as shown on the CLS map; and
  - d. Additions and/or deletions to the list of Special Species or Conservation Guidelines for Special Species Management Areas will be processed as a comprehensive plan amendment.

*Policy 9:* The following Conservation Guidelines apply to Critical Landscape Connections:

- a. Land-use changes in these broadly defined areas should protect existing biological linkages;
- b. Where they occur, barriers to the movement of native fauna and pollination of native flora across and through the landscape should be removed and fragmented corridors of native biological communities should be restored;
- c. Opportunities to remove barriers and restore corridor connectivity may arise as part of other, non-land use related activities (e.g., new construction for or upgrade of infrastructure services). Such opportunities should be pursued; and
- d. High priority shall be given to identifying, preserving, and re-establishing the connection between native biological communities especially where natural connectivity is most constrained.

*Policy 10:* The Board of Supervisors has the sole authority to modify mitigation specified in any Conservation Guideline or otherwise determined the appropriate amount of mitigation necessary for a comprehensive plan amendment or rezoning to comply with the CLS, including increases, reductions and exemptions:

- a. Requests to modify or be exempt from providing mitigation will be deliberated on a case-by-case basis; and

- b. Staff may review proposals and make recommendations for the modification of mitigation rations, including exemption.

**Conservation Lands System Off-site Mitigation:**

*Policy 11:* The following guidelines apply to properties being considered for off-site mitigation:

- a. The location of off-site mitigation properties should be within the same general geographic region of the original project site;
- b. Off-site mitigation property should provide the same or better resource values as the original project site including, but not limited to:
  - 1. CLS designations inclusive of 2004 Conservation Bond Habitat Protection Priority designations or subsequent conservation bond programs;
  - 2. Vegetation community type (s);
  - 3. Habitat values for applicable CLS Special Species (e.g., breeding, dispersal);
  - 4. Surface water or unique landforms such as rock outcrops;
  - 5. Contribution to landscape connectivity; and
  - 6. Demonstration that the resource and conservation values of the off-site mitigation property will be protected in perpetuity.
- c. Off-site mitigation of IRA may include the purchase and transfer of water rights that directly impact and/or support groundwater dependent ecosystems.

*Policy 12:* Lands that are to be reserved from development and which will provide CLS mitigation shall be conserved and managed, in perpetuity, for the benefit of the natural resources:

- a. Various means may be utilized to protect conservation or mitigation lands including, but not limited to, the transfer of deeded property to Pima County, pending approval by the Board of Supervisors, or other conservation entities and the granting of conservation easements;
- b. CLS mitigation lands shall be established as separate, natural open space parcel(s) from the development area; and
- c. Residents, or associations of residents, of a development may not serve as the sole administrator or enforcement entity for the management and protection of those conservation or mitigation lands.

## **Amendments to the Conservation Lands System Map and Policies**

*Policy 13:* Amendments to the CLS map and policies are appropriate only at such time as new, comprehensive, region-wide information is available.

### **Goal 1 Implementation Measures:**

- a. Applications for Comprehensive Plan amendment will:
  1. Inventory and assess the site's conservation values and context within an area-wide landscape;
  2. Analyze the biological impacts of the requested amendment;
  3. Demonstrate that intensifying the land use designation will preserve the integrity of the CLS;
  4. Promote development that is consistent with the existing infrastructure service area or land use planning and infrastructure studies that address the logical expansion of infrastructure services;
  5. When requesting modification of or exemption from CLS Conservation Guidelines demonstrate that:
    - i. SDCP goals are upheld;
    - ii. Landscape integrity of the CLS remains intact;
    - iii. On-site conservation values are protected, restored, or enhanced; and
    - iv. Native fauna retain the ability to:
      1. Move across the landscape; and
      2. Pollinate native flora.
- b. Staff will review Comprehensive Plan Amendment applications, at a minimum, for the following:
  1. The site's landscape context as it relates to the biological, hydrological and built environments;
  2. Potential biological impact of the requested amendment;
  3. Preservation of the integrity of the CLS; and
  4. Consistency with the existing infrastructure service area or land use planning and infrastructure studies that address the logical expansion of infrastructure services.

c. Approvals of Comprehensive Plan Amendments:

1. May include special area policies in order to govern or otherwise direct subsequent rezoning to specifically address conservation of certain landscape attributes; and
2. Will apply any modification of or exemption from Conservation Guidelines through any subsequent rezoning.

d. Applications for rezoning will:

1. Inventory and assess the site's conservation values and context within an area-wide landscape;
2. Analyze the biological impacts of the requested application;
3. Demonstrate that intensifying the land use will preserve the integrity of the CLS;
4. Demonstrate that highly valued native flora and fauna species are conserved;
5. Provide for development that achieves at the least as much conservation as development under the existing zoning; and
6. When requesting modification of or exemption from Conservation Guidelines demonstrate that:
  - i. SDCP goals are upheld;
  - ii. Landscape integrity of the CLS remains intact;
  - iii. On-site conservation values are protected, restored, or enhanced; and
  - iv. Native fauna retain the ability to:
    1. Move across the landscape; and
    2. Pollinate native flora.

e. Staff will review rezoning requests from the following, at a minimum:

1. Potential biological impact of the requested rezoning;
2. The site's landscape context as it relates to the biological and built environments;
3. The on-site presence of or potential to support highly valued native flora and fauna species and conservation of these species;
4. The occurrence of physical characteristics that contribute to biodiversity; and
5. Preservation of the integrity of the CLS.

- f. Approvals of rezoning requests:
  - 1. May include special conditions in order to govern or otherwise direct conservation of certain landscape attributes; and
  - 2. Will apply any modification of or exemption from Conservation Guidelines.
- g. Continue to implement the CLS of the SDCP.
- h. Develop and implement development-related incentives appropriate for use in Multiple Use Management Areas. Incentives may, if appropriate, be established through revision of allowable zoning districts, overlays, comprehensive plan land use designations.
- i. Continue to develop and refine guidance criteria for restoration, enhancement, and mitigation proposals.
- j. Continue to develop and refine site design guidance and other site planning recommendations for environmentally-sensitive development.
- k. Assess existing environmentally-related zoning code ordinances for opportunities to align implementation and create incentives accessible to existing and legal land uses, zoning, and permitted activities to promote broader support of CLS and goals of the Sonoran Desert Conservation Plan. Ordinances appropriate for review and revision may include:
  - 1. Native Plant Preservation Ordinance (18.72);
  - 2. Buffer Overlay Zone Ordinance (18.67);
  - 3. Cluster Development Option (18.09.040);
  - 4. Conservation Subdivision Requirements (18.09.100);
  - 5. Hillside Development Zone Ordinance (18.61);
  - 6. Modification of Development Standards in Riparian Areas (18.07.080);
  - 7. Landscape Buffering and Screening Standards (18.73); and
  - 8. Off-Street Parking and Loading Standards (18.75).

## **Pima Prospers: Excerpts from Chapter 10 - Comprehensive Plan Administration**

### **10.13 – Conservation Lands System Definitions**

Any proposed change in Appendix E to a definition related to any part of the Conservation Land System that would have the effect of changing a policy in Goal 1 of Section 3.4 of this plan (including Exhibits 3.4.1 and 3.4.2) shall be considered a substantial change requiring public hearings by the Planning and Zoning Commission and the Board of Supervisors.

## **Pima Prospers Glossary (Appendix E): Selected Terms & Definitions**

**Agriculture In-Holdings within the Conservation Lands System:** Those designated lands utilized for agricultural purposes and lands where agricultural uses have been abandoned. Agricultural land uses, in general, are more conducive to the movement of native fauna and functional pollination processes than other lands supporting higher intensity uses. Intensifying the land uses on these areas could compromise landscape integrity, promote the spread of exotic species, and otherwise compromise the biodiversity of adjacent or nearby Conservation Lands System lands.

**Biological Core Management Areas:** Those lands that fulfill the five tenets used to construct the Conservation Lands System (CLS), but which provide greater biological diversity than Multiple Use Management Areas. They are primarily distinguished from other lands within the CLS by their potential to support high value habitat for five or more priority vulnerable species as identified by the Sonoran Desert Conservation Plan.

**Conservation:** The controlled use and systematic protection of a resource including, but not limited to, environmental or cultural resources, with the purpose of keeping such resources from harm.

**Conservation Lands System:** The Conservation Lands System (CLS) is the ultimate expression of those lands where conservation is fundamental and necessary to achieve the Plan's biological goals, while delineating areas suitable for development. The CLS was renamed the Maeveen Marie Behan Conservation Lands System in November 2009 in memory of Dr. Behan's work on the Sonoran Desert Conservation Plan (SDCP) and the development of the CLS.

**Critical Landscape Connections:** Six broadly-defined areas that provide connectivity for movement of native biological resources but which also contain potential or existing barriers that tend to isolate major conservation areas. These regional-scale connections are:

- (1) Across the I-10 / Santa Cruz River corridors in the northwest;
- (2) Between the Catalina and Tortolita Mountains;
- (3) Across the I-10 corridor along Cienega Creek in the east;
- (4) Across the I-19 and Santa Cruz River corridors in southern Pima County;
- (5) Across the Garcia strip extension of the Tohono O'odham Nation; and
- (6) Across the Central Arizona Project canal in Avra Valley.

**Development:** The physical extension and/or construction of the built environment. Development-related activities include: subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; grading; and clearing of natural vegetative cover (with the exception of agricultural activities); as well as, the creation of parks and recreation facilities.

**Important Riparian Areas:** Areas characterized by hydro-riparian, meso-riparian, and xero-riparian biological communities. Hydro-riparian communities generally exist where vegetation is supported by perennial watercourses or springs. Meso-riparian communities generally exist where vegetation is supported by perennial or intermittent watercourses or shallow groundwater. Xero-riparian communities generally exist where vegetation is supported by an ephemeral watercourse. Important

riparian areas are valued for their higher water availability, vegetation density, and biological productivity. In addition to the inherent biological values, important riparian areas including their associated upland areas provide a framework for linkages and landscape connections. They are essential elements in the Conservation Lands System.

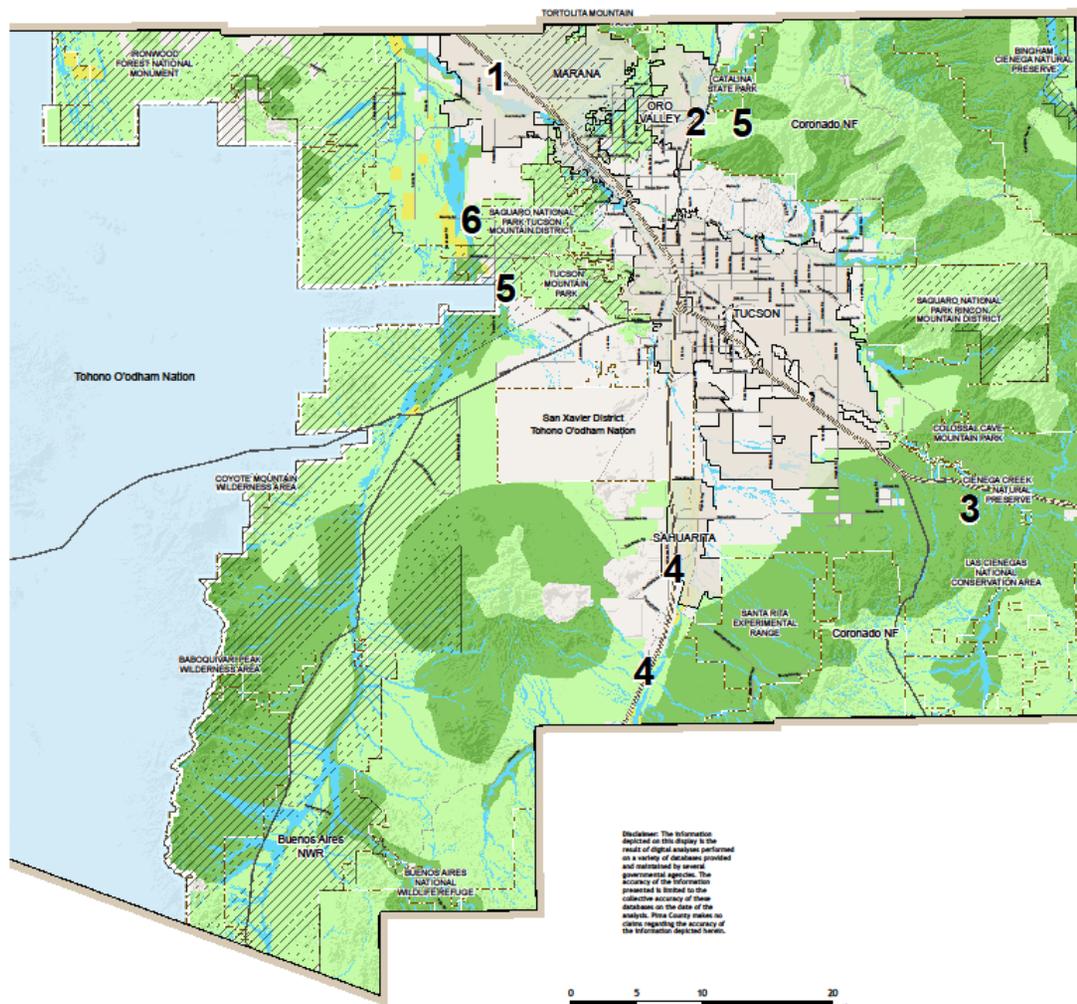
**Multiple Use Management Areas:** Those lands that fulfill the five tenets used to construct the Conservation Lands System (CLS), but which are not as biologically rich as those lands designated as Biological Core Management Areas. They are primarily distinguished from other lands within the CLS by their potential to support high value habitat for three or more priority vulnerable species as identified by the Sonoran Desert Conservation Plan.

**Scientific Research Areas:** These areas are currently managed for scientific research: the Santa Rita Experimental Range and the University of Arizona Desert Laboratory at Tumamoc Hill. Land uses and management within these areas focus on balancing conservation, restoration, and enhancement of natural communities in support scientific research on the environment and natural resources (e.g., monitoring ecological change, measuring effects of experimental grazing methods).

**Special Species Management Areas:** Areas defined as crucial to the conservation of specific native floral and faunal species of special concern to Pima County. Currently, three species are designated as Special Species: Cactus ferruginous pygmy-owl, Mexican spotted owl, and Southwest willow flycatcher.

**Transfer of Development Rights (TDR):** Transfers of development rights are used to transfer ownership of development potential from lands where development is less desirable to lands where it is more desirable. The land from which development is transferred is generally called the "Sending Property" and the property to which it is transferred is called the "Receiving Property".

## Conservation Lands System Eastern Pima County



- Important Riparian Areas
- Biological Core Management Areas
- Multiple Use Management Areas
- Agriculture Inholdings
- 5 Critical Landscape Connections
- Special Species Management Areas

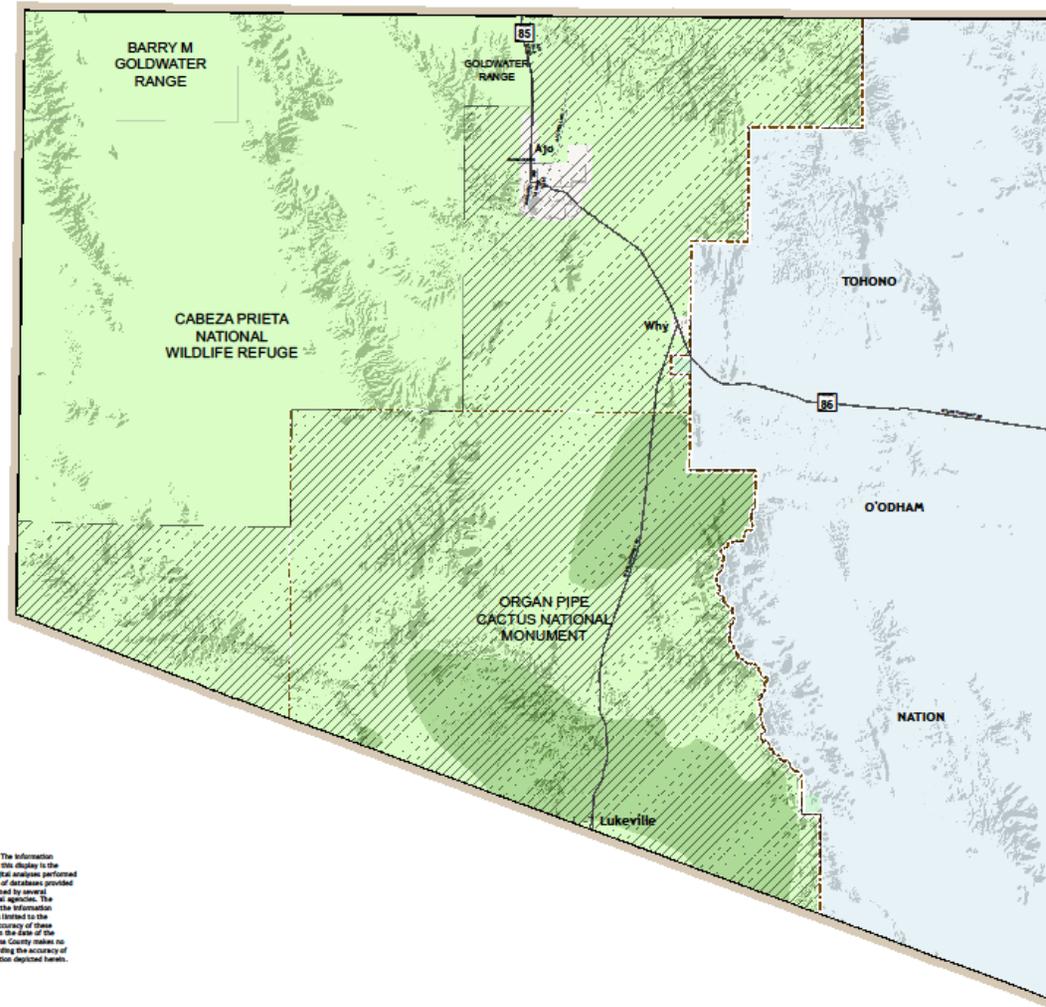
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## Conservation Lands System Western Pima County

-  Biological Core Management Areas
-  Multiple Use Management Areas
-  Special Species Management Areas



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